

Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049

July 1, 2004

Mr. Roland Bartl
Town Planner
Town of Acton
472 Main Street
Acton, MA 01720

RE: Quail Ridge Country Club - Supporting Documentation Package dated 5/13/04

Dear Roland:

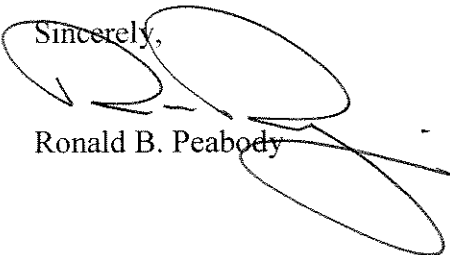
Thank you for taking the time to review our package. The following are responses to your letter dated 6/3/04. As per Tom Tidman's email to me dated 6/21/04, he mentioned that he outlined his comments to you and that he was generally fine with the projects compliance. He noted a few items that could wait for a later time. Once again, our goal is to move forward with the construction of the Family Center and therefore the resolution of this matter is necessary in order to acquire a building permit. I hope you will agree we are making significant progress toward this. Please let me know if you have any further questions or comments.

1. **RE: Sidewalk 3.1.11** - As per the requirement of the Decision a sidewalk was designed by Stamski and McNary and submitted with the Site Development Plan dated 5/11/04 (rev.). The Decision allowed for the sidewalk to be designed on either side of the road. As such we chose the northwest side of the road. We maintain that we have complied with the condition as written; particularly in view of your conclusion, and that no further discussion is required.
2. **RE: 3.2.4 Audubon Cooperative Sanctuary Program** - John Bresnahan has advised us that neither the Cooperative Sanctuary Program nor the Signature Program provide for independent environmental audits. In discussing your concern we feel certain that this had been a topic of discussion throughout the permitting process. We firmly believe that the Sanctuary Program is superior to the Signature Program and that this was effectively relayed to the town. Due to our current status as a member of the Sanctuary Program we are ineligible for membership in the Signature Program. Do we need to wait for Tom Tidman's input on this matter or will we be required to expedite seeking an amendment to this condition? Please advise.
3. **RE: 3.1.12 Trail** - Please be advised that due to project delays construction in this area has not progressed to the point that would allow for a productive site visit to discuss the public trail easement. We believe that the notes on the site plan adequately address this condition. We will keep you posted as to the progress of the clearing and grading of this area.

4. **RE: 3.1.14 Harris St. Pavement Markings** -To the best of our knowledge the detail is correct. This was the only documentation the town could provide our engineer for traffic markings.
5. **RE: 3.2.5 Great Road Condo Well** – Due to the fact that the condominium uses this well to fill the pool and given that this use is technically considered “domestic”, we will seek a modification from the Planning Board to relieve us of this requirement.
6. **RE: 3.2.6 Pump Test** -
 - a. These tests commenced in 2002 (not necessarily January as you can see in the pump test report data attached in Appendix 3.0: Wells BE-2 & BE-5 and Appendix 4.0: Well BE-7). The simple explanation is that due to timeframes and regulatory criteria, these tests were on going during the permitting process.
 - b. Per your email dated 5/4/04 this item is satisfied.
 - c. See Section 4.9.2 of Appendix 4.0: Well BE-7 Pump Test Report attached.
 - d. This is fine however, I might suggest instead you simply reference the ACO from DEP in your Special Permit which will cover these issues and more you may not have thought of as of yet.
7. **RE: 3.2.25 Recording Information** – Original Decision & Amendments received at Middlesex South Registry of Deeds Book 38777. Original Decision = Pg. 289. Amendment #1 = Pg. 312. Amendment #2 = Pg. 315.

Once again, thank you for your assistance and continued attention to this matter.

Sincerely,



Ronald B. Peabody